

Regulated by:



RICS



Since 1989

A single block of excellent quality pastureland comprising 21.15 acres or thereabouts, overlooking the Aeron Valley, Capel Bettws, West Wales



Land at Glanmarch, Capel Bettws, Llangeitho, Tregaron, Ceredigion. SY25 6QF.

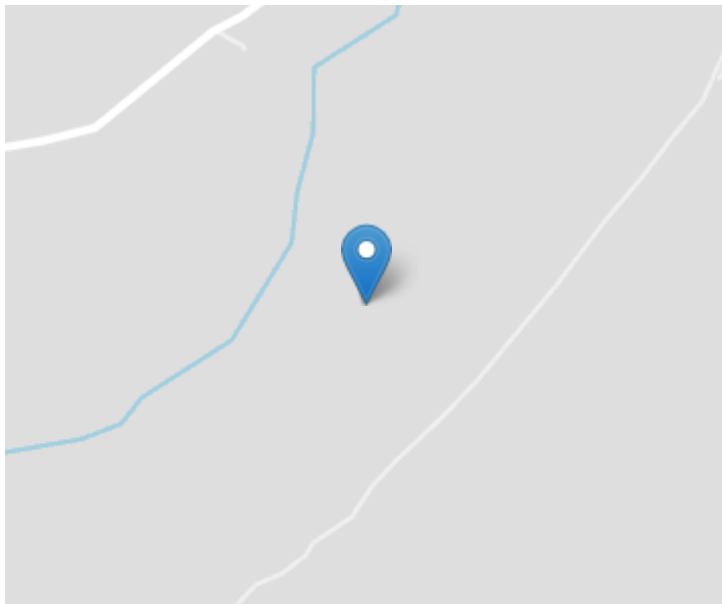
Guide Price A/5051/AM

£135,000

** A prime parcel of quality agricultural land *** Divided into a number of good sized enclosures *** Small pocket of woodland *** Sheep handling facilities *** Located adjacent to a quiet district road interconnecting the villages of Capel Bettws Lleucu (and Llangeitho) and Llwynygroes *** The land at its highest point is 150m above sea level running down to 94 m

*** Quality parcel of land with good, around the year growing capabilities and would be a valuable add-on entity to any existing farming enterprise or livestock rearing business *** Alternative use appeal is apparent on inspection ***

In total 21.15 acres (8.56 ha)



SHEEP HANDLING PENS



LOCATION

Capel Bettws lies 1 mile from Llangeitho having a Junior School, Public House, General store and cafe, places of Worship. The Cardigan Bay coastline at Aberaeron within 8 miles and the market town of Tregaron within 3.5 miles and the University town of Lampeter approx 8 miles.

GENERAL

The placing of the land part of Glanmarch on the open market provides a well situated add-on block of pasture and potentially arable land to the market.

Rarely available are small blocks of good quality pastureland, such as this parcel, whereby there is good round the year access with extensive roadside frontages with a number of gate entry points.

There are sheep handling facilities located on the land and the land is currently laid to pasture with well fenced and established hedgerows, which provide an abundance of shelter for livestock rearing purposes. The land is well situated to local marketing and amenity centres and could be an attractive agricultural investment to a small holding or smaller farming enterprise.

Further details available from the sole selling Agents Morgan and Davies, Lampeter office
Tel : 01570 423 623.

LAND TO NORTH WEST



LAND TO SOUTH WEST



LAND TO SOUTH



LAND TO SOUTH SIDE



LANE AND LAND TO EAST SIDE



TENURE AND POSSESSION

We are informed by the vendors that the land is Freehold and is to be sold by Private Treaty.

Services

Private stream water supply.

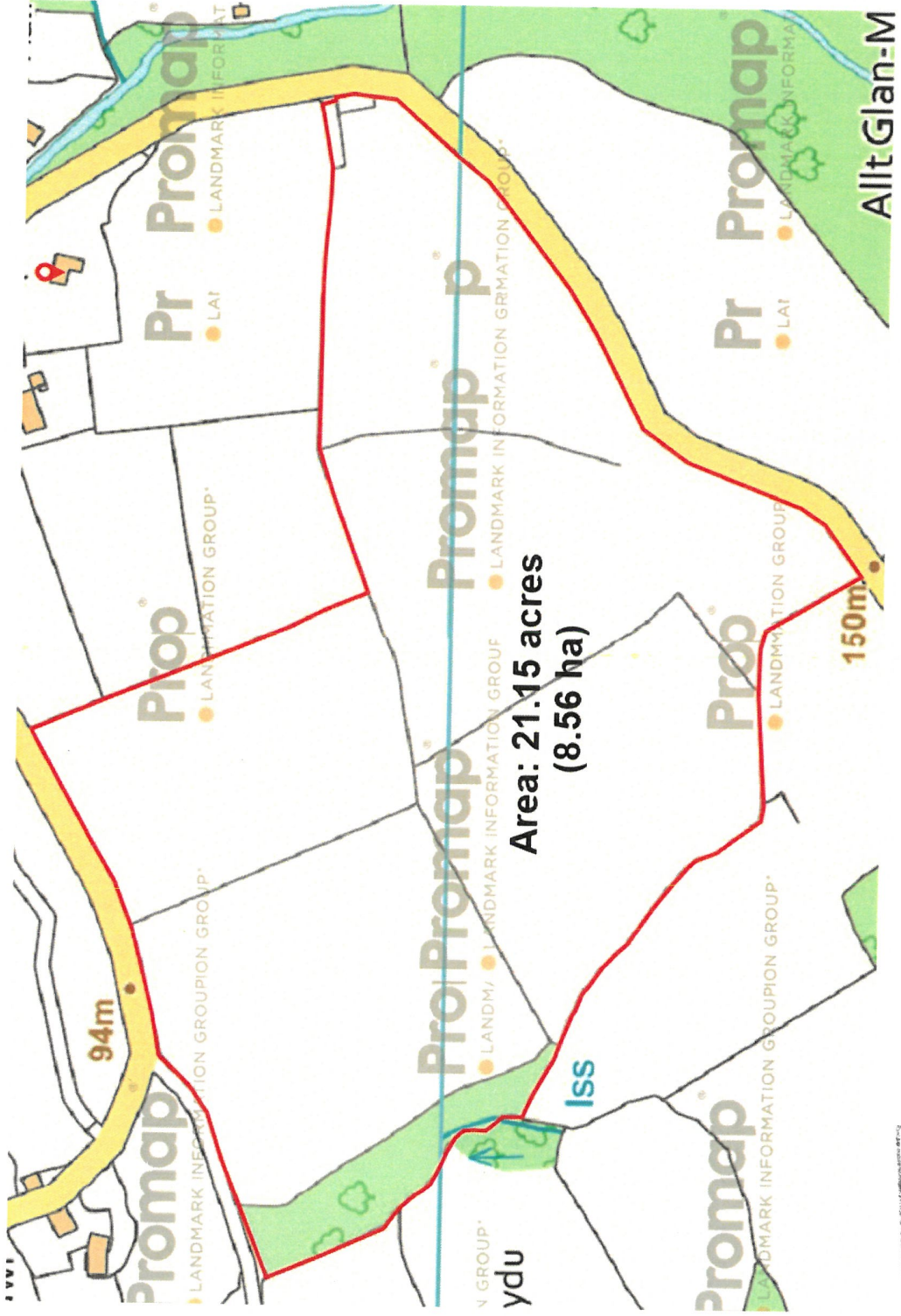
Directions

From Lampeter take the A485 towards Tregaron. At Silian bridge, turn left by the electricity substation, for Llwynygroes (not Silian). Continue to the village of Llwynygroes and continue through the village towards Capel Bettws. After 1 mile, the entrance to the land will be found on the left hand side as denoted by the Agents for sale sign.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

Part of Glanmarch, Capel Bettws, Llangeitho



FOR IDENTIFICATION
PURPOSES ONLY